

**AGENDA
PLANNING COMMISSION
NOVEMBER 1, 2018
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
EAST CONFERENCE ROOM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

1. Roll Call
2. Approve the Minutes of the October 4, 2018 meeting
3. Opening Remarks

**OLD BUSINESS
CONDITIONAL USE**

4. **Docket No. 09-25-18
14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for drive-through service at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(y) – drive-through facility. The property is located in a C3, General Business district. This item was deferred from the September and October meetings. (Page 4)

CONDITIONAL USE

5. **Docket No. 09-26-18
14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for outdoor dining at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(t) – outdoor/seasonal dining facility. The property is located in a C3, General Business district. This item was deferred from the September and October meetings. (Page 6)

PARKING PLAN REVIEW

6. **Docket No. 09-27-18
14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval of a parking plan at the location of a new 3,340 square foot restaurant, pursuant to section 1143.09 - parking plan review. The property is located in a C3, General Business district. This item was deferred from the September and October meetings. (Page 8)

PLANNED DEVELOPMENT

7. **Docket No. 09-28-18**
14519 Detroit Avenue
One Lakewood Place

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. The property is located in a C1, Office district. This item was deferred from the September and October meetings. (Page 10)

NEW BUSINESS

PARKING PLAN REVIEW

8. **Docket No. 11-30-18**
13500 Detroit Avenue
St. Edward High School

Mykie Hrusovski, AIA, DLR Group, applicant requests the review and approval of a parking plan for an 11,900 square foot addition, pursuant to section 1143.09 – parking plan review. The property is located in a C3, General Business District. (Page 12)

COMMUNICATION

9. **Docket No. 11-31-18**
Outdoor Dining During Light Up Lakewood 2018 as Presented by Planning and Development

The City of Lakewood requests an exception to the Outdoor Dining Regulations in order to permit establishments with outdoor dining facilities within the event footprint to be open during Light Up Lakewood on December 1, 2018:

Chapter 1161.03 (t) (14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. (Page 21)

10. **Docket No. 11-32-18**
Application to Cuyahoga County Supplemental Grant Program for Warren Road Beautification Phase 2

LakewoodAlive will present a communication about the Warren Road Beautification Phase 2 project. LakewoodAlive is applying for the Cuyahoga County Supplemental Grant Program to help cover the project costs. (Page 22)

11. **Docket No. 11-33-18**
Application to Cuyahoga County Supplemental Grant Program for Wagar Park Redesign

The City will present a communication about the Wagar Park redesign that will take place in 2019. The City is applying for the Cuyahoga County Supplemental Grant Program to help cover up to \$50,000 of the project costs, which are estimated to be over \$1,000,000. (Page 23)

ADJOURN

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PLD)

Drive-thru
REFERENCE No. PL18-002397
DOCKET No. 09-25-18
FEE PAID \$150.00 js check

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 14115 Detroit Ave Business/Tenant Name RCO Limited dba Raising Cane's

Property Owner Name 14115 Detroit Investors LLC Owner Phone 330-253-6958

Owner E-mail rabramovich@LRCrealty.com Zoning C3 Parcel Number 314-10-091

Project Summary Demolition of existing building & construction of 3,340 sq. ft. restaurant with drive-thru on a +/- 0.90 acre lot.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- ☐ Minor Sub-Division -- (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ Lot Consolidation/Lot Split -- (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ Planned Development -- (\$500)
- ☐ Similar Use -- (Commercial \$50, Residential \$25)
- ☒ Conditional Use -- (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- ☐ Variance -- (Commercial \$50, Residential \$25)
- ☒ Parking Plan Review -- (\$150)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Drew Gatliff Company RCO Limited

Applicant Address: 1062 Ridge St. Columbus, OH 43215

Phone: 419-306-4024 Fax: 614-559-3989 E-mail: dgatliff@rcolimited.com

Signature: [Signature] Date: 8/21/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: KZM Date: 8/27/2018

File History:

Bldg. Dept. Remarks:

Drive Through Facility ORD. 43-11 SEC. 1129.02, 1161.03 (y)
Outdoor Dining ORD. 17-15 SEC. 1129.02, 1161.03 (t)
Parking Plan ORD. 36-17 SEC. 1143.09

↑
ORD. 43-11 SECTION 1129.02, 1161.03 (y)

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? _____ Yes X No

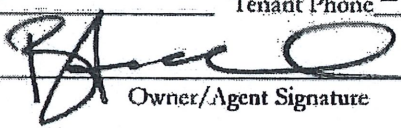
Please Print or Type:

Owner/Agent Name: 14115 Detroit Investors LLC

Property Address: 14115 Detroit Ave Lakewood, Ohio 44107

Owner/Agent Phone: 330-259-6958

Tenant Name Bob Evans Tenant Phone 216-767-5516


Owner/Agent Signature

2018 Calendar Planning Commission

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5

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, Pl)

REFERENCE No. PL18-002400
DOCKET No. 09-26-18
FEE PAID \$150.00 is check

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 14115 Detroit Ave Business/Tenant Name RCO Limited dba Raising Cane's

Property Owner Name 14115 Detroit Investors LLC Owner Phone 330-253-6958

Owner E-mail rabramovich@LRCrealty.com Zoning C3 Parcel Number 314-10-091

Project Summary Demolition of existing building & construction of 3,340 sq. ft. restaurant with drive-thru on a +/- 0.90 acre lot.

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- ☐ Lot Consolidation/Lot Split -- (Commercial \$200, Residential \$200, Planned Development \$500)
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- ☐ Variance -- (Commercial \$50, Residential \$25)
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Applicant Address: 1062 Ridge St. Columbus, OH 43215

Phone: 419-306-4024 Fax: 614-559-3989 E-mail: dgatliff@rcolimited.com

Signature: [Signature] Date: 8/21/2018

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File History: _____

Bldg. Dept. Remarks: _____

Drive Through Facility ORD. 43-11 SEC. 1129.02, 1161.03 (y)
Outdoor Dining ORD. 17-15 SEC. 1129.02, 1161.03 (t)
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↑
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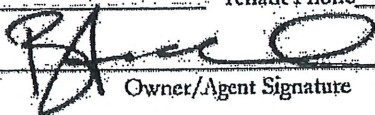
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Property Address: 14115 Detroit Ave Lakewood, Ohio 44107

Owner/Agent Phone: 330-259-6958

Tenant Name Bob Evans Tenant Phone 216-767-5516


Owner/Agent Signature

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7

PARKING PLAN

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Vac)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL18-002401
DOCKET No. 09-27-18
FEE PAID \$150.00 js check

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Property Owner Name 14115 Detroit Investors LLC Owner Phone 330-253-6958

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File History: _____

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Outdoor Dining ORD. 17-15 SEC. 1129.02, 1161.03 (t)
Parking Plan ORD. 36-17 SEC. 1143.09

↑
ORD. 36-17 SECTION 1143.09

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Property Address: 14115 Detroit Ave Lakewood, Ohio 44107

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Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PID)

REFERENCE No. PL18-002398
DOCKET No. 09-28-18
FEE PAID \$500.00 js CC

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 14519 Detroit Ave; Lakewood, Ohio 44107 Business/Tenant Name One Lakewood Place
Property Owner Name City of Lakewood (Bryce Sylvester) Owner Phone (216) 529-6635
Owner E-mail Bryce.Sylvester@lakewoodoh.net Zoning PUD C1 Parcel Number 314-07-007 to -014; 314-07-017; 314-07-033 to -039; and 314-07-1

Project Summary One Lakewood Place will be a vibrant mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, 0.5 acres of public space, and a structured parking solution providing at least 710 parking spaces.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- ☐ Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
☐ Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
☒ Planned Development – (\$500)
☐ Similar Use – (Commercial \$50, Residential \$25)
☐ Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
☐ Variance – (Commercial \$50, Residential \$25)
☐ Parking Plan Review – (\$150)

Submission Requirements:

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4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): George Papandreas Company Carnegie Management and Development Corp.

Applicant Address: 27500 Detroit Rd. Suite 300 Westlake, OH 44145

Phone: (440) 892-6800 Fax: (440) 892-6804 E-mail: gpapandreas@carnegiecorp.com

Signature:  Date: 8/22/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: KZM Date: 8/27/2018

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? _____ Yes _____ No

Please Print or Type:

Owner/Agent Name: _____

Property Address: _____

Owner/Agent Phone: _____

Tenant Name _____ Tenant Phone _____

Owner/Agent Signature

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11

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL18-002439
DOCKET No. 11-30-18
FEE PAID \$150.00 js CC

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 13500 Detroit Avenue Business/Tenant Name St. Edward High School
Property Owner Name John F. Goers Owner Phone 216 221 3776 x263
Owner E-mail jgoers@sehs.net Zoning C3 Parcel Number 31230049
Project Summary New construction 11,900 sf addition to the original school building. Addition will support the food service operations, provide commons space and banquet functions.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- ☐ **Minor Sub-Division** – (Commercial \$200, Residential \$200, Planned Development \$500)
☐ **Lot Consolidation/Lot Split** – (Commercial \$200, Residential \$200, Planned Development \$500)
☐ **Planned Development** – (\$500)
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6. Fee(s).

Applicant Name (Print Clearly): Mykie Hrusovski, AIA Company DLR Group
Applicant Address: 1422 Euclid Avenue Suite 300, Cleveland, OH 44115
Phone: (216) 623-7832 Fax: _____ E-mail: mhrusovski@DLRgroup.com
Signature: _____ Date: October 16, 2018

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 36-17 SECTION 1143.09

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Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name:

St. Edward H.S. / John Goers

Property Address:

13500 Detroit Ave, Lakewood

Owner/Agent Phone:

440-289-7149

Tenant Name _____

Tenant Phone _____


Owner/Agent Signature

2018 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-27-17	Thursday	01-04-18	Thursday	01-11-18
February	Wednesday	01-24-18	Thursday	02-01-18	Thursday	02-08-18
March	Wednesday	02-21-18	Thursday	03-01-18	Thursday	03-08-18
April	Wednesday	03-28-18	Thursday	04-05-18	Thursday	04-12-18
May	Wednesday	04-25-18	Thursday	05-03-18	Thursday	05-10-18
June	Wednesday	05-30-18	Thursday	06-07-18	Thursday	06-14-18
July	Wednesday	06-27-18	Thursday	07-05-18	Thursday	07-12-18
August	Wednesday	07-25-18	Thursday	08-02-18	Thursday	08-09-18
September	Wednesday	08-29-18	Thursday	09-06-18	Thursday	09-13-18
October	Wednesday	09-26-18	Thursday	10-04-18	Thursday	10-11-18
November	Wednesday	10-24-18	Thursday	11-01-18	Thursday	11-08-18
December	Wednesday	11-28-18	Thursday	12-06-18	Thursday	12-13-18
January	Wednesday	12-26-18	Thursday	01-03-19	Thursday	01-10-19

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings start at **4:00 P.M.** in the **Auditorium** of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

Review Meetings will commence at **5:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.



ST. EDWARD HIGH SCHOOL

SPONSORED BY THE BROTHERS OF HOLY CROSS

October 10, 2018

City of Lakewood Architectural Board of Review
and Lakewood Building Department
12650 Detroit Avenue
Lakewood, Ohio 44107

To Whom It May Concern:

As representative of St. Edward High School, I hereby authorize DLR Group/Westlake Reed Leskosky, to act as our agent in all proceedings regarding obtaining building permit approval for the construction of our Commons project. This allows them to obtain/submit applications and/or any additional information which may be required, to speak on our behalf to Planning and Building staff and elected and appointed officials, and to obtain all permits necessary to complete the construction of this project.

Owner: St. Edward High School
13500 Detroit Avenue
Lakewood, Ohio 44107

Architect: DLR Group/ Westlake Reed Leskosky
1422 Euclid Avenue, Suite 330
Cleveland, Ohio 44115

Respectfully Submitted,

John F. Goers

*Associate Vice President of Buildings and Grounds
St. Edward High School*

1422 Euclid Avenue, Suite 300
Cleveland, OH 44115

October 16, 2018

Katelyn Milius, P.E., City Planner
Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107
Katelyn.Milius@lakewoodoh.net

Re: Project Name: St. Edward High School Commons Addition
Planning Commission Application

Dear Katelyn:

DLR Group | Westlake Reed Leskosky is submitting the following application on behalf of Saint Edward High School for Planning Commission Review. This Project is comprised of a 11,900 square foot new construction, two-story, exterior addition to the original school building, with frontage along Detroit Avenue. The Project will incur some modification to parking and will strategize a Landscape "plan" to integrate into a broader campus identity.

Enclosed with this letter are the following attachments:

- Architectural Board of Review application
- Letter of authorization from St. Edward High School
- Scaled site plan, color 8.5" x 11"
- Photos of existing conditions
- Authorization for Property Access
- Fee(s) – (Commercial \$50.00)

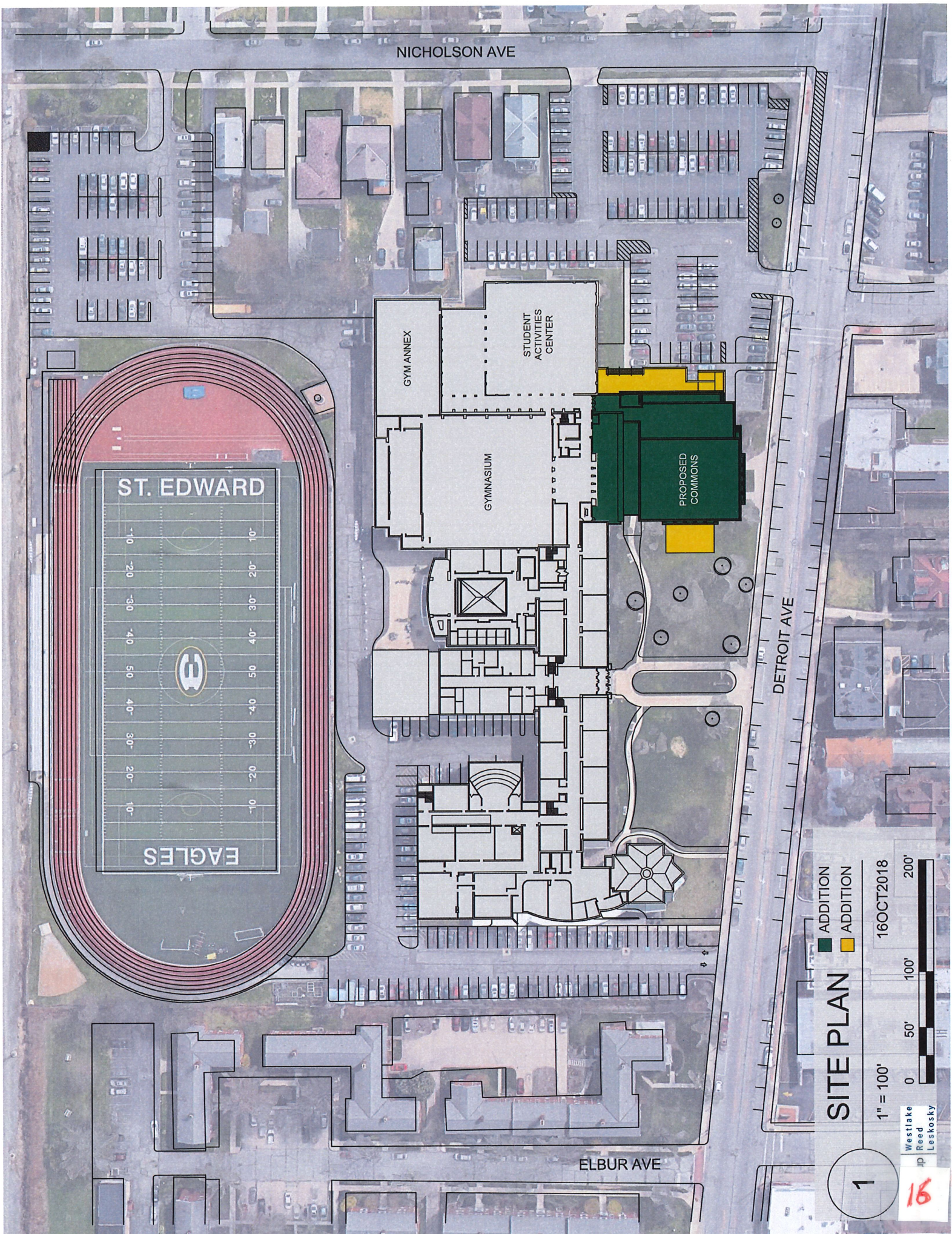
I'd be most happy to take your call at (216) 623-7832 should you have any questions about this letter.

Sincerely,
DLR Group | Westlake Reed Leskosky



Mykie Hrusovski, AIA
Architect | Associate

cc:
Patrick Hyland, AIA



NICHOLSON AVE

GYM ANNEX

STUDENT
ACTIVITIES
CENTER

GYMNASIUM

PROPOSED
COMMONS

ST. EDWARD

EAGLES

DETROIT AVE

ELBUR AVE

SITE PLAN

- ADDITION
- ADDITION

16OCT2018

1" = 100'



Westlake
Reed
Leskosky



EXISTING CONDITIONS PHOTOS
ORIGINAL SCHOOL BUILDING MAIN ENTRY
AND HOLY FAMILY CHAPEL

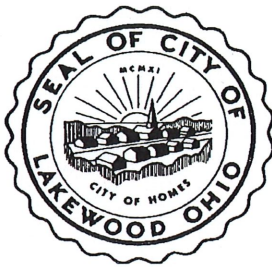






EXISTING CONDITIONS PHOTOS

STREET VIEW FROM EAST - DETROIT AVENUE
STREET VIEW FROM WEST - DETROIT AVENUE



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

November 1, 2018

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

**Communication: Outdoor Dining During Light Up Lakewood 2018 as Presented by
Planning and Development Staff**

Dear Members of the Planning Commission:

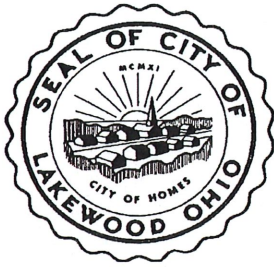
The City of Lakewood requests an exception to the Outdoor Dining Regulations in order to permit establishments with outdoor dining facilities within the event footprint to be open during Light Up Lakewood on December 1, 2018:

Chapter 1161.03 (t) (14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Secretary



PLANNING COMMISSION

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November 1, 2018

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

**Communication: Application to Cuyahoga County Supplemental Grant Program for
Warren Road Beautification Phase 2**

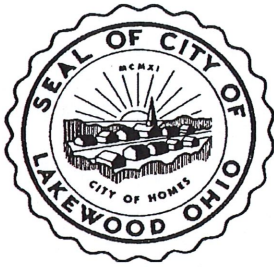
Dear Members of the Planning Commission:

LakewoodAlive will present a communication about the Warren Road Beautification Phase 2 project. LakewoodAlive is applying for the Cuyahoga County Supplemental Grant Program to help cover the project costs.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Secretary



PLANNING COMMISSION

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November 1, 2018

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

**Communication: Application to Cuyahoga County Supplemental Grant Program for
Wagar Park Redesign**

Dear Members of the Planning Commission:

The City will present a communication about the Wagar Park redesign that will take place in 2019. The City is applying for the Cuyahoga County Supplemental Grant Program to help cover up to \$50,000 of the project costs, which are estimated to be over \$1,000,000.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Secretary